



January 20, 2004 CPC
February 25, 2004 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0184

Stigall Drive LLC

Clover Hill Magisterial District
Crenshaw Elementary, Bailey Bridge Middle and Manchester High School Districts
West line of Stigall Drive

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned yielding a density of approximately 3.57 dwelling units per acre.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON
PAGE 2.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre and is representative of existing and anticipated area development.
- B. The proffered conditions address the impacts of this proposed development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for transportation, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is

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discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby insuring that adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

PROFFERED CONDITIONS

- | | | |
|-------------|----|--|
| (STAFF/CPC) | 1. | The public water and wastewater systems shall be used. (U) |
| (STAFF/CPC) | 2. | Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE) |
| (STAFF/CPC) | 3. | All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer. (BI & P) |
| (STAFF/CPC) | 4. | The minimum gross floor area for one (1) story dwelling units shall be 1400 square feet and dwelling units with more than one story shall have a minimum gross floor area of 1800 square feet. (BI & P) |
| (STAFF/CPC) | 5. | The applicant, subdivider or assignee(s) shall pay the following to the County of Chesterfield prior to the issuance of building permit for infrastructure improvements within the service district for the property:

a. \$9,000 per dwelling unit, if paid prior to July 1, 2004; or
b. The amount approved by the Board of Supervisors not to exceed \$9,000 per dwelling unit adjusted upward by any increases in the Marshall and Swift Building Cost Index between July 1, 2003, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2004.
c. In the event the cash payment is not used for the purpose for which proffered within fifteen (15) years of receipt, the cash shall be returned in full to the payor. (B&M) |

GENERAL INFORMATION

Location:

West line of Stigall Drive, south of Frederick Farms Drive. Tax ID 743-682-3448 (Sheet 10).

Existing Zoning:

A

Size:

12.3 acres

Existing Land Use:

Single family dwelling (Jeffers House, circa 1707)

Adjacent Zoning and Land Use:

North and West - R-9; Single family residential or vacant
South - R-12 and R-9; Single family residential or vacant
East - A and R-12; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch water line extending along the west side of Stigall Drive, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along the southeast boundary of this site. In addition, there is an eight (8) inch wastewater collector line extending along Brandenburg Drive approximately 175 feet south of this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains in three (3) directions via overland sheet flow and then through manmade systems to tributaries of Swift Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development. The majority of the property is wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 2). This will insure that adequate erosion control measures are in place prior to any land disturbance permit.

PUBLIC FACILITIES

The need for roads, schools, parks, libraries, fire stations and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments in the applicable section of this "Request Analysis". This development will have an impact on these facilities.

Fire Service:

The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on thirty-seven (37) dwelling units, this request will generate approximately nine (9) calls for fire and rescue services each year. The applicant has offered measures to assist in mitigating the impact on fire service. (Proffered Condition 5)

The Swift Creek Fire Station, Company Number 16, currently provides fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection and access requirements will be evaluated during the plans review process.

Schools:

Approximately twenty (20) students will be generated by this development. This site lies in the Crenshaw Elementary School attendance zone: capacity – 733 enrollment – 800; Bailey Bridge Middle School zone: capacity – 1,621, enrollment – 1,635; and Manchester High School zone: capacity – 1,962, enrollment – 2,399.

This development will have an impact on all schools involved. There are currently six (6) trailers at Crenshaw Elementary, twenty (20) trailers at Bailey Bridge Middle and seventeen (17) at Manchester High School. The applicant has offered measures to assist in mitigating the impact on schools. (Proffered Condition 5)

Libraries:

Consistent with the Board of Supervisors' Policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County. Even if the facility improvements that have been made since the Public Facilities Plan was published are taken into account, there is still an unmet need for additional library space throughout the County. Development of this property could impact the existing Clover Hill Library, the LaPrade Library or a proposed new facility near Lucks Lane. The Plan indicates a need for additional library space in this area of the County. The applicant has offered measures to assist in mitigating the impact on libraries. (Proffered Condition 5)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations.

The applicant has offered measures to assist in mitigating the impact on park facilities. (Proffered Condition 5)

An early 19th-century dwelling referred to as the Jeffers House in Odell's Chesterfield County: Early Architecture and Historic Sites, will be sacrificed to this development. Substantial changes to both the inside and outside of this structure have altered the historic integrity of both the dwelling and the surrounding landscape.

Transportation:

This request consists of 12.3 acres, currently zoned Agricultural (A). The applicant is requesting rezoning to Residential (R-12). Based on single-family trip rates, development could generate approximately 290 average daily trips. These vehicles will be distributed along Stigall Drive to Genito Road that had a 2001 traffic count of 9,369 vehicles per day, and to Bailey Bridge Road that had a 2002 traffic count of 11,000 vehicles per day.

Included in the Subdivision Ordinance is the Planning Commission's Stub Road Policy. The Policy suggests that subdivision streets anticipated to carry 1,500 vehicles per day or more should be designed as "no-lot frontage" collector roads. Traffic generated by development of the property will be distributed through adjacent subdivisions (Fredrick Farms, Bailey Ridge Estates and Clifton Farms). Most of the streets in these adjacent subdivisions were developed prior to the adoption of the Stub Road Policy. A section of Bailey Woods Drive in Bailey Ridge Estates Subdivision carries approximately 1,685 vehicles per day (2004 traffic count). However, the configurations of the streets in this area make it unlikely that a significant volume of the site traffic will use Bailey Woods Drive. Based on other traffic counts in the

area, streets within the adjacent subdivisions are below the acceptable subdivision street volumes as defined by the Stub Road Policy, and the site traffic traveling along these streets is not anticipated to exceed that level.

The traffic impact of this development must be addressed. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. The applicant has proffered to contribute cash towards mitigating the traffic impact of this development, in an amount consistent with the Board of Supervisors' Policy. (Proffered Condition 5)

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	22*	1.00
Population Increase	59.84	2.72
Number of New Students		
Elementary	5.28	0.24
Middle	2.86	0.13
High	3.74	0.17
TOTAL	11.88	0.54
Net Cost for Schools	106,634	4,847
Net Cost for Parks	15,246	693
Net Cost for Libraries	8,250	375
Net Cost for Fire Stations	8,822	401
Average Net Cost for Roads	90,398	4,109
TOTAL NET COST	229,350	10,425

*Based on an average actual density of 1.86 units per acre. The actual number of lots and corresponding impacts may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries and fire stations at \$10,425 per unit. The applicant has been advised that a maximum proffer of \$9,000 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' Policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 5)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

Area Development Trends:

Area properties are zoned residentially and agriculturally and are occupied by single family residences or are vacant. It is anticipated that single family residential zoning and land use will continue in the area as suggested by the Plan.

House Sizes and Treatment:

To address concerns of the Clover Hill District Commissioner, proffered conditions address minimum house size and foundation treatment. (Proffered Conditions 3 and 4)

CONCLUSIONS

The proposed zoning and land use conform to the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre and is representative of existing and anticipated area development.

The proffered conditions address the impacts of this proposed development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for transportation, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities thereby insuring adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.

CASE HISTORY

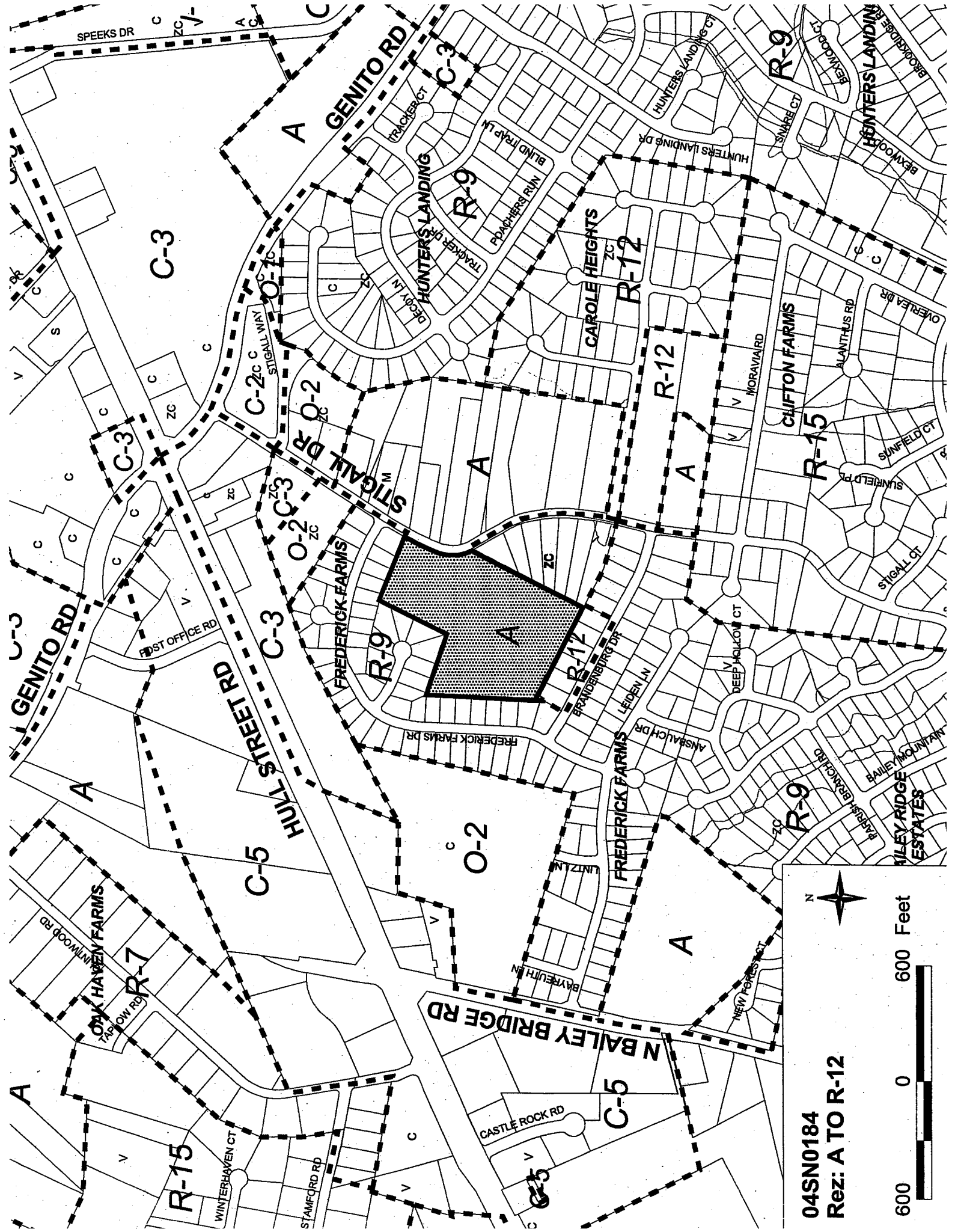
Planning Commission Meeting (1/20/04):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gulley, seconded by Mr. Litton, the Commission recommended approval and acceptance of the proffered conditions on page 2.

AYES: Unanimous.

The Board of Supervisors, on Wednesday, February 25, 2004, beginning at 7:00 p.m., will take under consideration this request.



04SN0184
Rez: A TO R-12

